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Counsel for Creditor
US Air Conditioning Distributors

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SAN FRANCISCO DIVISION

In re)	Case No. 19-30088 (DM)
)	
PG&E CORPORATION)	Chapter 11
)	
and)	(Lead Case-Jointly Administered
)	With Case No. 19-30089 DM)
PACIFIC GAS & ELECTRIC)	
COMPANY,)	
)	NOTICE OF PERFECTION OF
)	MECHANICS' LIEN PURSUANT TO
(Affects Pacific Gas &)	11 U.S.C. §§362(b)(3) AND
Electric Company))	546(b)(2)
)	
)	
Debtors.)	
)	

US Air Conditioning Distributors ("US Air"), creditor herein, by and through its counsel, hereby submits this Notice of Perfection of its Mechanics' Lien against the Debtor, Pacific Gas & Electric Company ("Debtor"), its corresponding secured claim, and the enforcement rights it holds against property of the Debtor. This Notice is submitted in accordance with 11 U.S.C. §362(b)(3) and §546(b)(2). In support of this Notice, US Air represents as follows:

1. US Air is a residential and commercial HVAC equipment

1 distributor with its principal place of business located in City
2 of Industry, California.

3 2. The Debtor is the owner of real property located at
4 3800 Hicks Road, Rio Oso, California 95472, in the County of
5 Sutter ("Property").

6 3. Prior to the Debtor's Chapter 11 petition filing, US
7 Air provided labor, services, equipment, and/or materials
8 pursuant to a contract with Air Systems Service & Construction,
9 Inc., which were incorporated in and constituted improvements to
10 the Property. These are more specifically described as HVAC
11 equipment, parts, and supplies.

12 4. After deducting all just credits and offsets, the sum
13 of \$287,450.06 remains due and owing to US Air for its services,
14 equipment, and materials, in addition to accruing interest.

15 5. 11 U.S.C. §362(b)(3) provides that:

16 The filing of a petition under section 301, 302, or 303
17 of this title ... does not operate a stay ... under
18 subsection (a) of this section, of any act to perfect,
19 or to maintain or continue the perfection of, an
20 interest in property to the extent that the trustee's
rights and powers are subject to perfection under
Section 546(b) of this title or to the extent that such
act is accomplished within the period provided under
section 547(e)(2)(A) of this title.

21 6. 11 U.S.C. §546(b) provides that:

22 (1) The rights and powers of a trustee under sections
23 544, 545, and 549 of this title are subject to any
generally applicable law that-

24 (A) permits perfection of an interest in property
25 to be effective against an entity that
acquires rights in such property before the
date of perfection; or

26 (B) provides for the maintenance or continuation
27 of perfection of an interest in property to
be effective against an entity that acquire
28 rights in such property before the date on
which action is taken to effect such

1 maintenance or continuation.

2 (2) If:

- 3 (A) a law described in paragraph (1) requires
4 seizure of such property or commencement of
5 an action to accomplish such perfection, or
6 maintenance or continuation of perfection of
7 an interest in property; and
8 (B) such property has not been seized or such an
9 action has not been commenced before the date
10 of the filing of the petition;

11 such interest in such property shall be perfected,
12 or perfection of such interest shall be maintained
13 or continued, by giving notice within the time
14 fixed by such law for such seizure or such
15 commencement.

10

11 7. Pursuant to California Mechanics Lien law, a claimant
12 must commence an action to enforce a lien within 90 days after
13 recordation of the claim of lien. See, Cal. Civ. Code §8460(a).
14 The Debtor's Chapter 11 petition was filed on January 29, 2019,
15 imposing an automatic stay of all actions, including US Air's
16 action to enforce a lien.

17 8. On March 12, 2019, US Air timely filed and recorded a
18 verified mechanics' lien claim in the official records of the
19 County of Sutter, as Document No. 2019-0002978 ("Mechanics Lien
20 Claim"), through which US Air holds a properly perfected security
21 interest in the Property. A true and correct copy of the
22 recorded Mechanics Lien Claim and Affidavit for Service is
23 attached as Exhibit "A" and incorporated by reference.

24 9. California mechanics lien law is a generally applicable
25 law that is encompassed within 11 U.S.C. §546(b)(2)(A) and (B),
26 and provides for the rights and remedies set forth in
27 §546(b)(2)(A) and (B).

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1 10. Accordingly, US Air hereby gives notice in lieu of
2 commencement of such action to perfect, maintain and continue
3 perfection of the interest of its Mechanics Lien Claim in the
4 Property pursuant to 11 U.S.C. §546(b), including, but not
5 limited to, the filing of a lawsuit to enforce and/or foreclose
6 on the Mechanics Lien Claim, the filing of any Lis Pendens or the
7 service of notice on purchasers of production from the Property.
8 US Air further gives notice it intends to enforce its rights
9 under the Mechanics Lien Claim to the fullest extent allowed
10 under the law.

11 11. This Notice shall preserve and continue to preserve any
12 and all of US Air's rights under the Mechanics Lien Claim and the
13 Bankruptcy Code. US Air reserves the right to amend, supplement
14 or otherwise modify this Notice and reserves any and all rights
15 entitled to it under applicable law.

16
17 Dated: April 15, 2019 LAW OFFICE OF CHERYL L. STENGEL

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19 By: /s/ Cheryl L. Stengel
20 Cheryl L. Stengel
21 Attorney for Creditor
22 US Air Conditioning Distributors
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EXHIBIT A

RECORDING REQUESTED BY
US AIR CONDITIONING DISTRIBUTORS
WHEN RECORDED MAIL TO

US AIR CONDITIONING DISTRIBUTORS
PO BOX 1111
CITY OF INDUSTRY, CA 91749
Attn: Bernie Faller (626) 854-6847



2019-0002978

Recorded
Official Records
County of
Sutter
Donna M. Johnston
Clerk Recorder

REC FEE 19.00
INVOLUNTARY LI 4.75
ADD'L DEBTOR 4.50
HOUSING FEE 75.00

12:41PM 12-Mar-2019

MM
Page 1 of 2

Compared

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

Mechanics' Lien (Claim of Lien)

**LIEN NOTICE SENT
GOV. CODE 27297.5**

(To be recorded in the county recorder's office in the county in which the property is located.)

NOTICE IS HEREBY GIVEN: That US Air Conditioning Distributors as claimant claims a lien for labor, service, equipment, or materials under Section 8000 et Seq. of the Civil Code of the State of California, upon the premises hereinafter described, and upon every estate or interest in such structures, improvements and premises held by any party holding any estate therein.

Said labor, service, equipment or materials were furnished for the construction of those certain buildings, improvements, or structures, now upon that certain parcel of land situated in the County of Sutter State of California, said land described as follows:

STREET ADDRESS: 3800 Hicks Road, Rio Oso, CA 95472
LEGAL DESCRIPTION: N/A

Said lien is claimed for the following labor, services, equipment or materials: (describe labor, services, equipment, or materials in detail) HVAC Equipment, parts and supplies

Amount due after deducting all just credits and offsets... \$ 287,450.06

The name of the person or company by whom claimant was employed or to whom claimant furnished labor, services, equipment, or materials is: Air Systems Service & Construction Inc
10381 Old Placerville Rd #100 Sacramento, CA 95827-2558

That Pacific Gas & Electric Company (PG&E) 245 Market Street San Francisco, CA 94105

is/are the reputed owner(s) of said building and/or premises, or some interest therein.

DATED: March 8, 2019

Name of Claimant: US Air Conditioning Distributors

By:

Bernard J. Faller Jr., Director of Credit

VERIFICATION

I, the undersigned, certify that I am the Director of Credit of the claimant named in the foregoing Mechanics' Lien, and that I am informed and believe the facts herein to be true, and, on that ground, allege that the facts stated in the foregoing Mechanics' Lien are true.

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on March 8, 2019, in the City of Industry, State of California

, Its Agent

NOTICE OF MECHANICS LIEN ATTENTION!

Upon the recording of the enclosed MECHANICS LIEN with the county recorder's office of the county where the property is located, your property is subject to the filing of a legal action seeking a court-ordered foreclosure sale of the real property on which the lien has been recorded. That legal action must be filed with the court no later than 90 days after the date the mechanics lien is recorded.

The party identified in the mechanics lien may have provided labor or materials for improvements to your property and may not have been paid for these items. You are receiving this notice because it is a required step in filing a mechanics lien foreclosure action against your property. The foreclosure action will seek a sale of your property in order to pay for unpaid labor, materials, or improvements provided to your property. This may affect your ability to borrow against, refinance, or sell the property until the mechanics lien is released.

BECAUSE THE LIEN AFFECTS YOUR PROPERTY, YOU MAY WISH TO SPEAK WITH YOUR CONTRACTOR IMMEDIATELY, OR CONTACT AN ATTORNEY, OR FOR MORE INFORMATION ON MECHANICS LIENS GO TO THE CONTRACTORS' STATE LICENSE BOARD WEB SITE AT www.cslb.ca.gov.

PROOF OF SERVICE AFFIDAVIT California Civil Code section 8416(a)(7) and (c)

AFFIDAVIT FOR SERVICE ON THE OWNER

California Civil Code Section 8416 (a)(7) and (c)(1)

I, Bernard J. Faller Jr. (name), declare that I served a copy of this Mechanics' Lien and Notice of Mechanics' Lien by registered mail, certified mail, or first-class mail, evidenced by a certificate of mailing, postage prepaid, addressed to the owner(s) or reputed owner(s) of the property:

Name and title of person or entity served: Pacific Gas & Electric Company (PG&E)

Service Address: 245 Market Street San Francisco, CA 94105

Said service address is the owner's residence, place of business, or address shown by the building permit on file with the permitting authority for the work.

Executed on March 8, 2019, at City of Industry, California.

By: 

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CERTIFICATE OF SERVICE

I, Cheryl L. Stengel, hereby declare that I am over 18 years of age, a resident of the County of San Diego, State of California, and am not a party to the within proceeding, In re PG&E Corporation and Pacific Gas & Electric Company; U.S.B.C. Case No. 19-30088 DM11 and Case No. 19-30089 DM11 (as Jointly Administered);

On April 15, 2019, I filed via CM/ECF and caused to be served by the U.S. Bankruptcy Court via the CM/ECF System's Notice of Electronic Filing ("NEF") on the Debtors and their Counsel of Record and on all CM/ECF participants, a copy of:

1. NOTICE OF PERFECTION OF MECHANICS' LIEN PURSUANT TO 11 U.S.C. §§362(b) (3) AND 546(b) (2) BY US AIR CONDITIONING DISTRIBUTORS

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct and that this declaration is executed on April 15, 2019, at San Diego, California.

/s/ Cheryl L. Stengel
Cheryl L. Stengel
110 West A Street, Suite 750
San Diego, CA 92101